



348 Alwoodley Lane, Alwoodley, Leeds, LS17 7QS

- Superb 2 Bed Bungalow
- Bathroom
- Unfurnished
- No Smokers/Pets/DSS/Students
- EPC Rating - E
- Fitted Kitchen
- Available Immediately
- Garage & Lawned Gardens
- Deposit - £1500

Rent: £995 Per Month

Deposit: £1,500

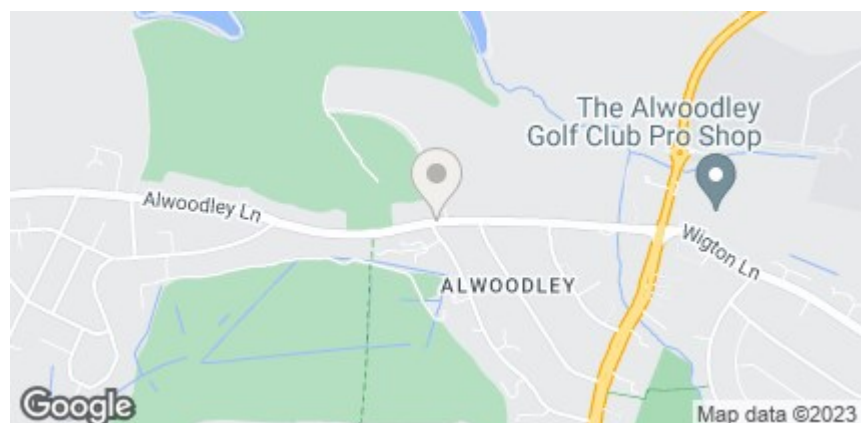
A superbly quaint, two bedroom unfurnished deluxe bungalow is available. Fully UPVC double glazed and gas central heating system. Attractive accommodation featuring modern interiors including spacious reception hallway, fitted kitchen with generous range of storage units, integrated double oven, electric hob and extractor, appliances including washing machine, dishwasher and tall fridge freezer, large living area combining a lounge and dining room. Two double bedrooms with full length built in wardrobes, white bathroom suite with bath tub and walk-in shower cubicle. Driveway and detached garage for secure parking. Diversely stocked front garden with driveway to rear double garage and lawned and stocked south facing rear garden. EPC Rating - E

The property is available immediately for a minimum of 12 months rental and is ideal for small families or professionals seeking quality residential accommodation in this pleasant suburb. The property is available unfurnished. The landlord has requested non smoking tenants with no pets, no students and no DSS.

Alwoodley Lane is located to the far North of Leeds, bordering the open countryside. The area is well positioned for supermarkets and local shops and has a well regarded selection of schools and local transport routes.

Viewings: Please ring us to make an appointment. We are open from 9am to 5:30pm Monday to Friday, 9am to 4pm on Saturdays and 11am to 2pm on Sundays.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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